065.0	0001	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	1,005,000	/	1,005,000
USE VALUE:	1,005,000	/	1,005,000
ASSESSED:	1,005,000	/	1,005,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
50		EDGEHILL RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	CONRAD MARY FRANCES M/ETAL
Owner 2:	CONRAD CARY T
Owner 3:	
Street 1:	50 EDGEHILL ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 6,675 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1930, having primarily Brick Veneer Exterior and 3319 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 1 HalfBath, 10 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6675.000	570,800		434,200	1,005,000
Total Card	0.153	570,800		434,200	1,005,000
Total Parcel	0.153	570,800		434,200	1,005,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 302.82 | /Parcel: 302.8

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
41387			04/24/14

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 065.0-0001-0004.0

!5575!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	570,400	0	6,675.	434,200	1,004,600	1,004,600	Year End Roll	12/18/2019
2019	101	FV	427,900	0	6,675.	403,200	831,100	831,100	Year End Roll	1/3/2019
2018	101	FV	427,900	0	6,675.	403,200	831,100	831,100	Year End Roll	12/20/2017
2017	101	FV	427,900	0	6,675.	353,500	781,400	781,400	Year End Roll	1/3/2017
2016	101	FV	427,900	0	6,675.	322,500	750,400	750,400	Year End	1/4/2016
2015	101	FV	380,300	0	6,675.	285,300	665,600	665,600	Year End Roll	12/11/2014
2014	101	FV	337,700	0	6,675.	269,800	607,500	607,500	Year End Roll	12/16/2013
2013	101	FV	337,700	0	6,675.	256,800	594,500	594,500		12/13/2012

PRINT

Date	Time
12/10/20	20:26:35

LAST REV

Date	Time
06/28/16	10:01:31
ekelly	

PAT ACCT. 5575

USER DEFINED

Prior Id # 1:	41387
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEINBERG JONATH	24168-4		1/14/1994		322,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/21/2015	367	Redo Kit	50,000					Kitchen renovation
6/24/2013	1096	Alterati	115,300	O				
10/29/2008	1364	Re-Roof	39,000					shingles on roof
5/6/2005	336	Renovate	25,000			G7	GR FY07	finish basement fo

ACTIVITY INFORMATION

Date	Result	By	Name
5/28/2015	Permit Insp	PC	PHIL C
4/24/2014	Measured	PC	PHIL C
2/25/2014	Info Fm Prmt	EMK	Ellen K
4/3/2009	Measured	372	PATRIOT
4/20/2006	Permit Visit	BR	B Rossignol
4/19/2000	Inspected	270	PATRIOT
10/5/1999	Mailer Sent		
10/5/1999	Measured	256	PATRIOT
7/31/1993		EK	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6675		Sq. Ft.	Site		0	70.	0.93	12									434,173						434,200	

Total AC/HA:	0.15324	Total SF/SM:	6675	Parcel LUC:	101	One Family	Prime NB Desc:	ARLINGTON	Total:	434,173	Spl Credit		Total:	434,200

EXTERIOR INFORMATION

Type:	6 - Colonial
Sty Ht:	2A - 2 Sty +Attic
(Liv) Units:	1 Total: 1
Foundation:	3 - BrickorStone
Frame:	1 - Wood
Prime Wall:	8 - Brick Veneer
Sec Wall:	%
Roof Struct:	1 - Gable
Roof Cover:	2 - Slate
Color:	BRICK
View / Desir:	

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1930	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G16	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:	%		
Partition:	T - Typical		
Prim Floors:			
Sec Floors:	%		
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.09948623
Const Adj.:	1.03978813
Adj $ / SQ:	142.904
Other Features:	110414
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	598360
Depreciation:	27525
Depreciated Total:	570835

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	10	BRs:	5	Baths:	2	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	10	5	
Totals			
1	10	5	

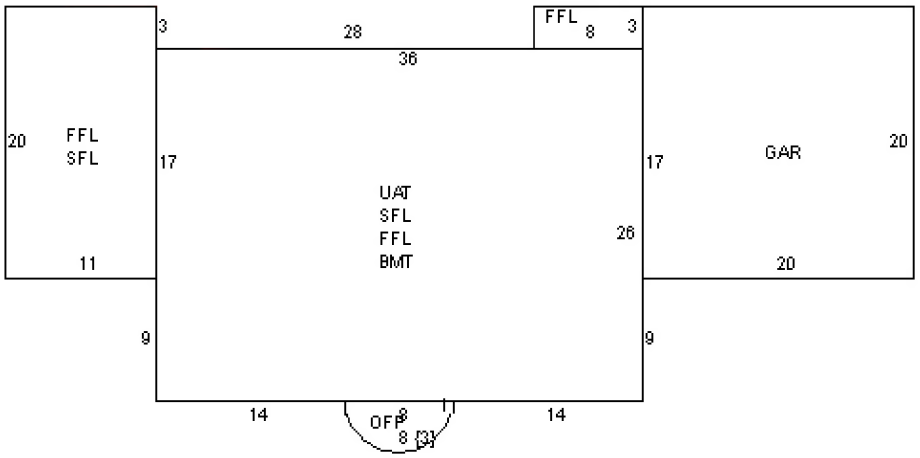
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val

Juris. Factor:	1.00	Before Depr:	157.19
Special Features:	0	Val/Su Net:	145.17
Final Total:	570800	Val/Su SzAd	244.35

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	1,180	142.900	168,627
SFL	Second Floor	1,156	142.900	165,197
BMT	Basement	936	70.820	66,291
GAR	Garage	400	22.100	8,838
UAT	Upper Attic	234	100.030	23,408
OFP	Open Porch	26	45.750	1,190

Net Sketched Area:	3,932			Total:	433,551
Size Ad	2336	Gross Are	4634	FinArea	3319

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	80	G	
UAT	100	FLA	100	A	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:	Color:

SPEC FEATURES/YARD ITEMS

PARCEL ID 065.0-0001-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:	Total: